

8 SEP 1953

BUILDING STATISTICS - TASMANIA - JUNE QUARTER 1953.

The Deputy Commonwealth Statistician (Mr. J. C. Stephen) has made available the following particulars of Building Statistics for the quarter ended June, 1953, together with comparable data for preceding periods.

1. DEFINITIONS OF TERMS USED.

A statement of definitions of terms used will be found on page 11.

2. SUMMARY FOR QUARTER ENDED 30th JUNE, 1953.

Statistics of building operations for the quarter ended June 1953 show that:-

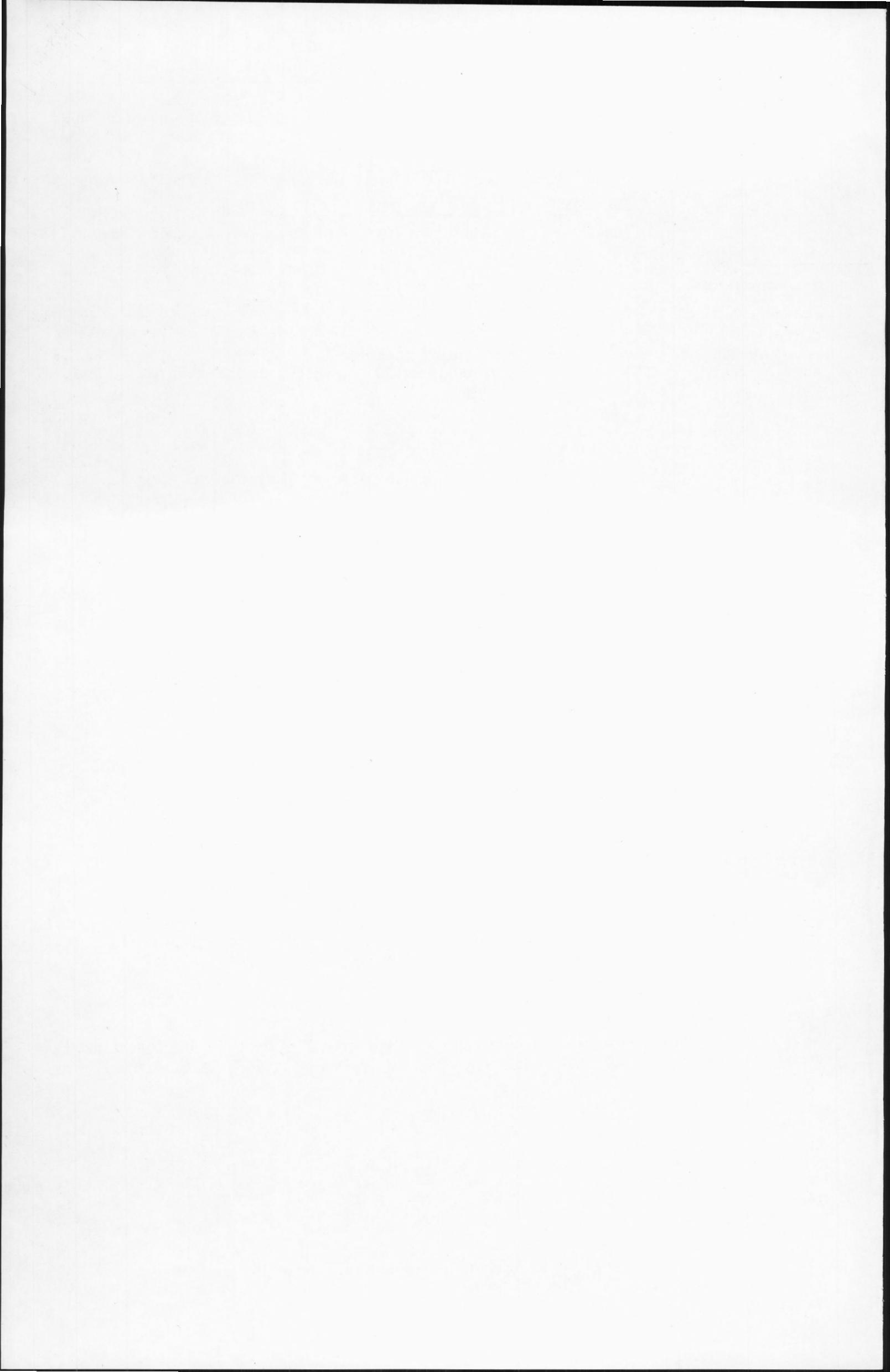
1. The number of houses commenced and under construction declined whilst the number completed showed a slight increase. (see table page 3).
2. The value of new buildings (other than houses) commenced and completed showed an increase whilst the value of those under construction continued to fall. (see table page 4).
3. The value of work done on all new buildings (including houses) during June quarter 1953 increased by £297,000 but this value is still low compared with quarterly figures for 1951 and 1952. (see Summary table page 9)

CONSTRUCTION OF NEW BUILDINGS, TASMANIA, JUNE QUARTER, 1953.

Description of Building and Constructing Agency.	Commenced during June Quarter 1953.		Completed during June Quarter 1953.		Under Construction at 30th June 1953.		Value of Work done during June Qr. 1953. £'000
	No. of Bldgs.	Value (a) £'000	No. of Bldgs.	Value (a) £'000	No. of Bldgs.	Value (a) £'000	
1. Houses (b)							
(i) Pte. Contractors							
On Pte. A/c.	143	388	188	499	436	1,292	460
On Govt. A/c.	55	172	137	348	198	560	340
(ii) Govt. Day Labour	82	208	53	144	175	442	262
(iii) Owner-Builders	244	512	340	698	1,305	3,004	683
Total Houses	524	1,280	718	1,689	2,114	5,298	1,745
2. Flats (c)							
(i) Pte. Contractors							
On Pte. A/c.	-	-	2	4	1	6	2
3. Shops with Dwllgs.	-	-					
(i) Pte. Contractors							
On Pte. A/c.	2	11	4	17	12	46	14
4. Shops w/out Dwllgs.							
(i) Pte. Contractors							
On Pte. A/c.	3	23	6	19	11	72	24
5. Hotels, Guest Houses							
(i) Pte. Contractors							
On Pte. A/c.	1	33	-	--	2	103	7
On Govt. A/c.	-	-	-	--	2	99	6
6. Factories -							
(i) Pte. Contractors							
On Pte. A/c.	1	45	10	198	29	1,153	107
On Govt. A/c.	2	43	-	-	8	653	53
7. Other New Buildings							
(i) Pte. Contractors							
On Pte. A/c.	22	60	40	203	52	481	171
Govt. A/c.	11	134	15	363	45	2,258	415
(ii) Govt. Day Labour	2	4	7	110	11	315	47
Total Other New Buildings	44	353	84	914	173	5,196	846
All new Buildings							
(i) Pte. Contractors							
On Pte. A/c.	172	560	250	940	543	3,153	785
On Govt. A/c.	68	349	152	711	253	3,580	814
(ii) Govt. Day Labour	84	212	60	254	186	757	309
(iii) Owner-Builders	244	512	340	698	1,305	3,004	683
GRAND TOTAL	568	1,633	802	2,603	2,287	10,494	2,591

(a) When completed. (b) Converted army huts excluded,

(c) Number indicates number of individual flats provided as new buildings.



Persons employed on jobs as at end of June, 1953, as reported by Builders, are shown in various categories in the following table. Comparative details for earlier periods will be found on Page 10.

PERSONS (a) ACTUALLY WORKING ON JOBS CARRIED OUT BY BUILDERS
OF NEW BUILDINGS IN TASMANIA AS AT 30th JUNE, 1953.

Grade of Occupation	No.	Type of Occupation	No.	Work Engaged on.	No.
Contractors	810	Carpenters	2,994	New Buildings	
Sub-Contractors	567	Bricklayers	396	Houses	2,786
Wage Earners	4,553	Painters	400	Other New Buildings	1,761
		Electricians	190	Additions & Alterations(b)	
		Plumbers	261	Houses	606
		Builders'		Other Buildings	409
		Labourers	1,133	Repairs & Maintenance(b)	368
		Others	556		
Total	5,930	Total	5,930	Total	5,930

(a) Includes estimate for persons working on owner-built jobs.

(b) Excludes principals and their employees engaged solely on alterations additions and maintenance work.

3. NEW HOUSES.

1. NEW HOUSES COMPLETED.

During the quarter ended 30th June, 1953, 718 new houses were completed in Tasmania, compared with 704 in the March quarter 1953, and 983 in the December quarter 1952. The number of completions in the June quarter in preceding years is as follows:- 163 in 1946; 293 in 1947; 403 in 1948; 589 in 1949; 805 in 1950; 1,040 in 1951 and 887 in 1952.

For the year 1952-53, 3,314 houses were completed, compared with 3,999 in 1951-52 and is the lowest number of completions since 1949-50. The number of completions in previous years were:- 479 in 1945-46; 1,070 in 1946-47; 1,544 in 1947-48; 2,287 in 1948-49; 2,852 in 1949-50; 3,914 in 1950-51 and 3,999 in 1951-52.

During the quarter, 6 new dwellings were provided by the construction of flats and shops with dwellings.

The 718 new houses completed during the June quarter 1953 comprised 131 solid brick concrete etc., 50 brick, concrete etc., veneer, 398 wood; 100 prefabricated wood, 38 fibro-cement, and 1 other type of house. Of the 19,459 houses completed since September 1945, 4,853 or 24.9% were of brick, concrete etc., and 14,606 or 75.1% of wood, etc., material.

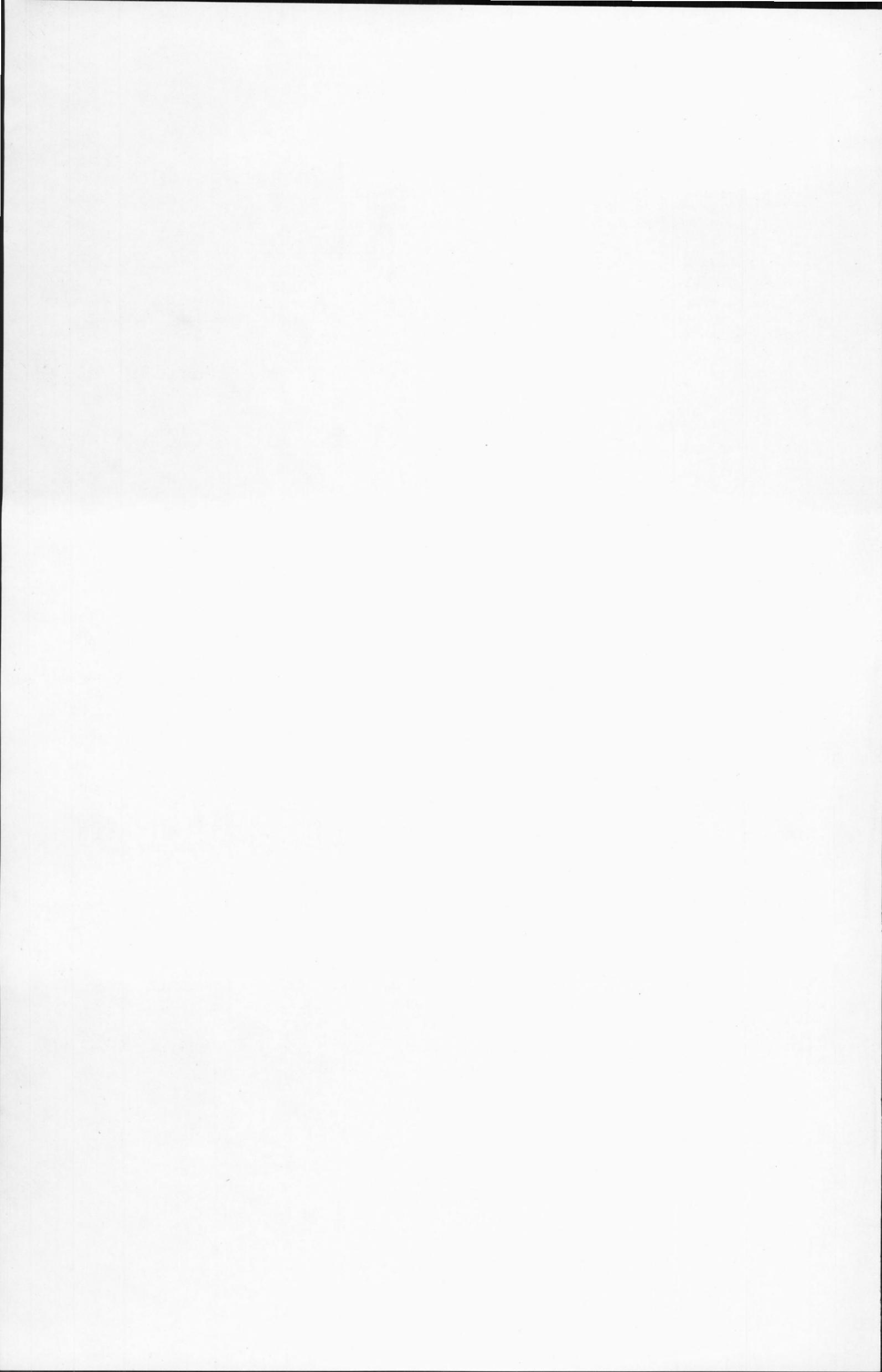
The average recorded value of each house completed in Tasmania during the June quarter 1953, was £3,116 for brick, concrete etc., £2,134 for each house of wood and £1,589 for each fibro-cement house.

The corresponding values in March quarter 1953 were £3,313 for brick, concrete etc., £2,077 for wood and £1,911 for fibro-cement.

2. NEW HOUSES COMMENCED.

The number of new houses commenced during the June quarter 1953 was 524. This is 71 or 10.2% less than in the March quarter 1953.

Since July 1945 a total of 21,524 new houses has been commenced in Tasmania.



NEW HOUSES UNDER CONSTRUCTION:

The number of houses under construction at 30th June, 1953, was 2,114 a decrease of 194 compared with the March quarter 1953 figure of 2,308. Corresponding figures as at 30th June in preceding years are as follows:- 1952-3, 143; 1951 - 3,558; 1950-3,357; 1949-2,575; 1948-2,065; 1947-1,557; and 1946-1,013. The houses under construction at 30th June, 1953 were distributed according to materials of outer walls as follows:- Solid brick, concrete etc., 521 (24.6%); veneers 211 (10.0%); wood 1,111 (52.6%); prefabricated wood 178 (8.4%); and fibro-cement 93 (4.4%).

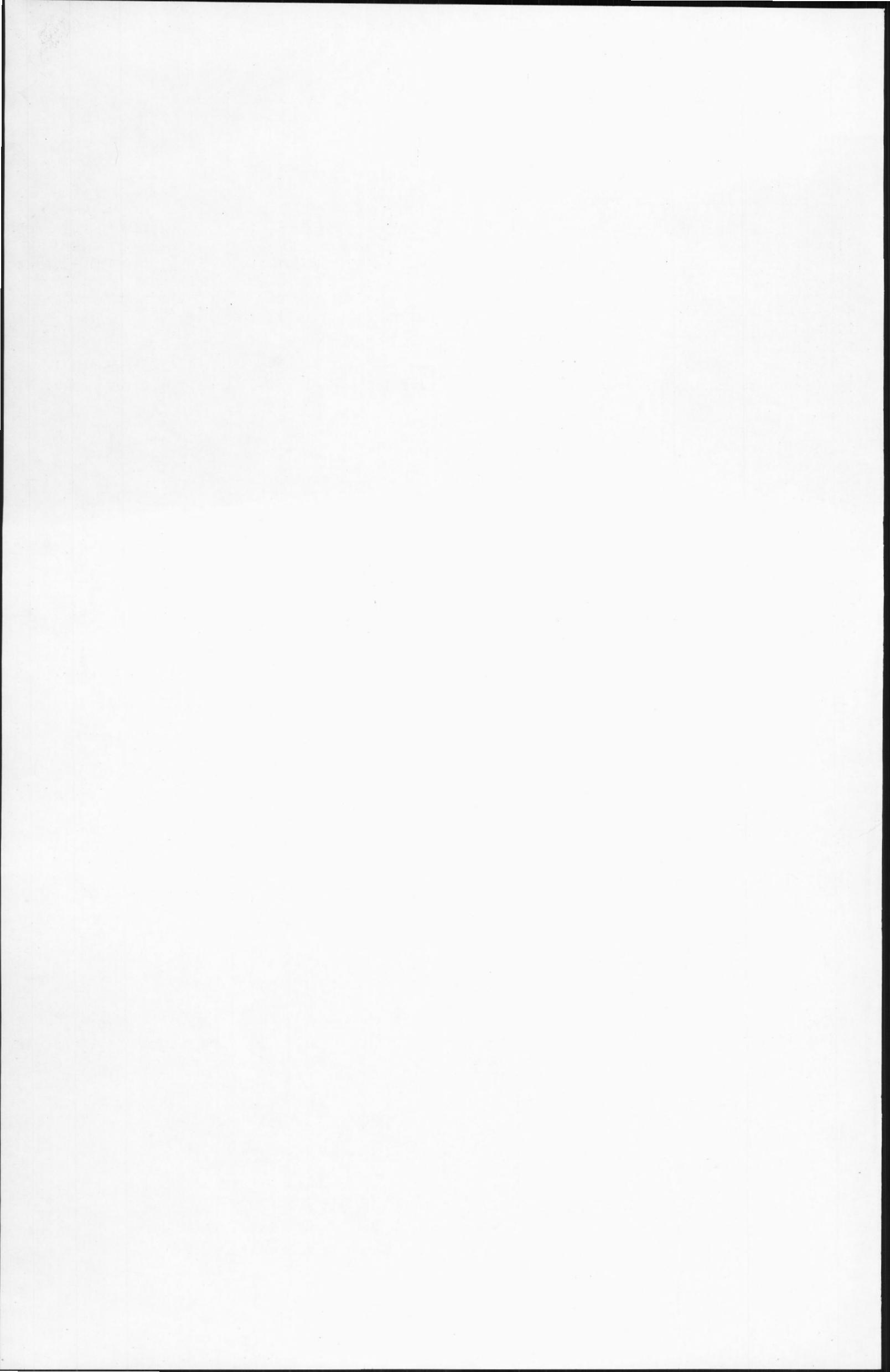
The following table shows in summary form, the number of houses commenced, completed and under construction for the years 1945-46 - 1952-53 and by quarters since 1950-51.

NEW HOUSES - TASMANIA.

PERIOD	Commenced		Completed		Under Construct- ion at end of Period.	
	No.	Value £'000	No.	Value £'000	No.	Value £'000
1945-46	1,316	(a)	1,100 (a)	1,479	453	1,013
1946-47	1,642		1,854	1,070	1,137	1,557
1947-48	2,062		2,603	1,544	1,741	2,065
1948-49	2,849		3,937	2,287	2,992	2,575
1949-50	3,664		5,839	2,852	4,185	3,357
1950-51	4,122		7,473	3,914	6,726	3,558
1951-52	3,584		7,651	3,999	8,167	3,143
1952-53	2,285		5,322	3,314	7,590	2,114
1950-51 -						
September Qr.	968		1,635	1,038	1,612	3,280
December Qr.	1,037		1,809	870	1,435	3,447
March Qr.	1,031		1,892	966	1,730	3,512
June Qr.	1,086		2,137	1,040	1,899	3,558
1951-52 -						
September Qr.	1,097		2,260	1,071	2,102	3,584
December Qr.	1,016		2,202	1,336	2,663	3,264
March Qr.	787		1,667	705	1,519	3,346
June Qr.	684		1,522	887	1,883	3,143
1952-53 -						
September Qr.	574		1,309	909	1,994	2,808
December Qr.	492		1,115	983	2,184	2,317
March Qr.	695		1,618	704	1,723	2,308
June Qr.	524		1,280	718	1,689	2,114
Total since 1/7/45	21,524		35,779	19,459	32,991	---

(a) Estimated; actual figures not collected.

The total number of dwellings according to type, completed and under construction is set out in the following table:-



CONSTRUCTION OF DWELLINGS. ACCORDING TO TYPE. TASMANIA.

PERIOD	Private Houses				(Dwelling units)(b)	Shops with Dwellings	Total
	Brick Concrete etc. (a)	Wood	Fibro Cement	Other			
Number of Dwellings completed.							
1945-46	111	356	12	-	-	2	481
1946-47	296	756	14	4	21	8	1,093
1947-48	373	1,127	41	3	4	8	1,556
1948-49	534	1,606	140	7	25	28	2,340
1949-50	722	1,955	165	10	24	18	2,894
1950-51	959	2,741	203	6	18	21	3,953
1951-52	982	2,697	312	8	20	28	4,047
1952-53	876	2,189	247	2	14	13	3,341
1952-53 Sep. Qtr.	202	623	84	-	4	2	915
Dec. Qtr.	276	626	81	-	4	2	989
Mar. Qtr.	217	442	44	1	4	5	713
June Qtr.	181	498	38	1	2	4	724
Total since 1/7/45	4,853	13,427	1,139	40	126	126	19,711
Number of dwellings under Construction.							
30th June 1946	301	698	11	3	10	6	1,029
" " 1947	474	1,058	23	2	4	8	1,569
" " 1948	633	1,355	74	3	20	14	2,099
" " 1949	862	1,578	134	1	27	15	2,617
" " 1950	1,124	2,067	155	11	17	13	3,387
" " 1951	1,135	2,229	192	2	17	19	3,594
" " 1952	1,087	1,881	174	1	12	15	3,170
31st Mar. 1953	794	1,408	105	1	3	14	2,325
30th June 1953	732	1,289	93	-	1	6	2,121

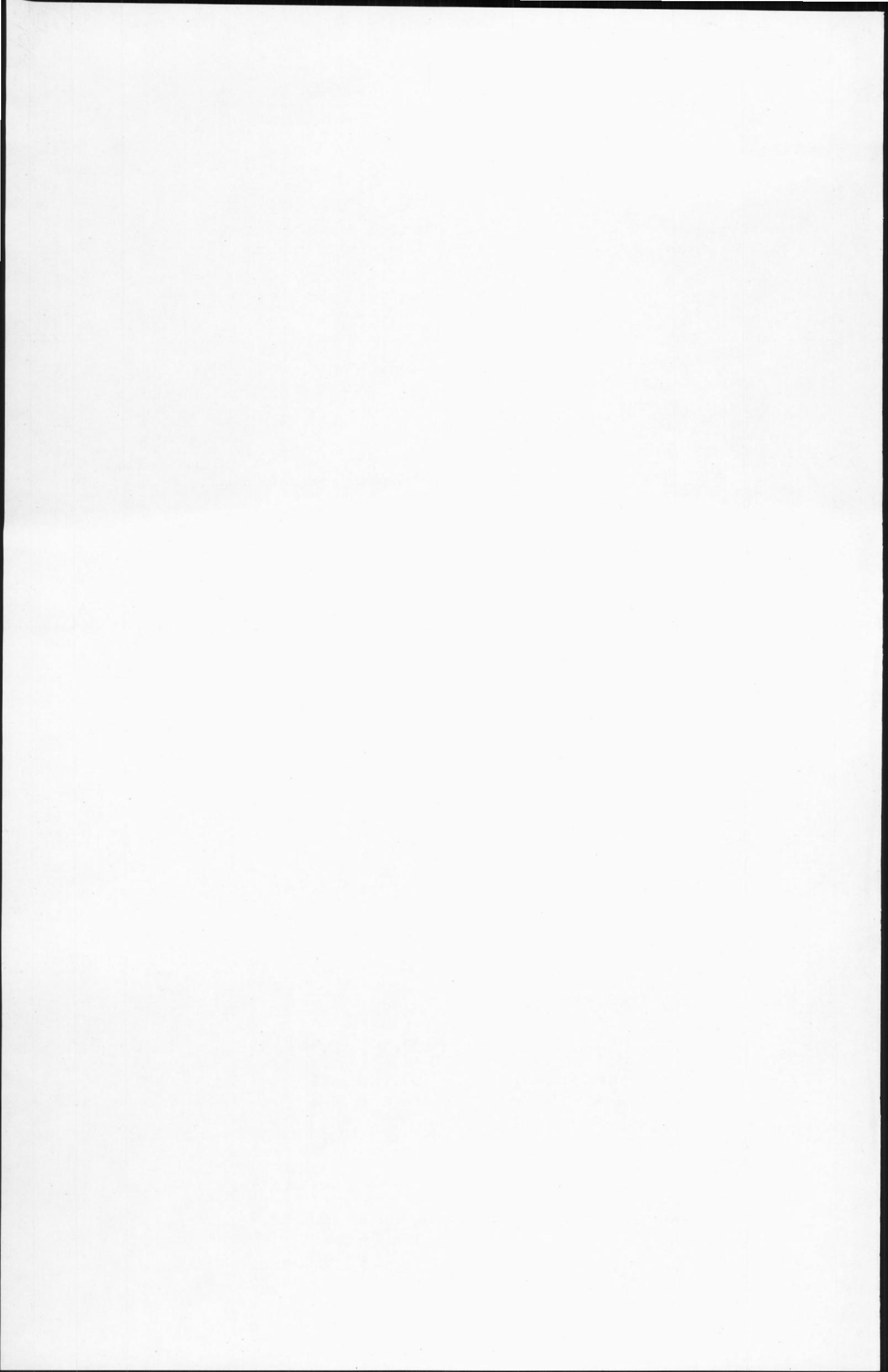
(a) Includes Veneers. (b) Conversions into Flats are excluded.

PERCENTAGE DISTRIBUTION & AVERAGE RECORDED VALUE OF EACH TYPE OF NEW HOUSE
TASMANIA.

PERIOD	Percentage Distribution				Average recorded values of New Houses completed(c)				
	Completed		Under Construction at end of period.		Brick (a)	Wood	Fibro (b)		
	Brick (a) %	Wood %	Fibro etc. (b) %	Brick (a) %	Wood %	Fibro etc. (b) %	Brick (a) £	Wood £	Fibro (b) £
1945-46	23.2	74.3	2.5	29.7	68.9	1.4	1,252	857	750
1946-47	27.7	70.6	1.7	30.4	68.0	1.6	1,392	939	833
1947-48	24.2	73.0	2.8	30.6	65.6	3.8	1,582	988	841
1948-49	23.4	70.2	6.4	33.5	61.3	5.2	1,830	1,183	782
1949-50	25.3	68.6	6.1	33.5	61.6	4.9	2,012	1,315	926
1950-51	24.5	70.0	5.5	31.9	62.6	5.5	2,340	1,554	1,037
1951-52	24.6	67.4	8.0	34.6	59.9	5.6	2,637	1,862	1,419
1952-53	26.4	66.1	7.5	34.6	60.9	4.5	3,053	2,058	1,642
1951-52 Jun. Qtr.	27.4	65.4	7.2	34.6	59.9	5.6	2,827	1,900	1,469
1952-53 Sep. Qtr.	22.2	68.5	9.3	37.2	57.3	5.5	3,054	1,996	1,583
Dec. Qtr.	28.1	63.7	8.2	38.5	56.3	5.2	2,808	2,046	1,580
Mar. Qtr.	30.8	62.8	6.4	34.4	61.1	4.5	3,313	2,077	1,911
June Qtr.	25.2	69.3	5.4	34.6	60.9	4.5	3,116	2,134	1,589

(a) Includes Stone, Concrete and Veneers. (b) Fibro-Cement and Other.

(c) Average value is obtained by dividing total number of houses completed into the total value of houses completed as stated by builders. As averages they relate to houses of the size and standard completed in the relevant period, and cannot be regarded as an index of the cost of erecting houses of a particular size or standard.



4. NEW HOUSES ACCORDING TO MUNICIPALITIES:

Particulars of building permits issued for houses, and the number and values of houses commenced, completed and under construction, according to local government areas, are shown for June quarter, 1953, in the next two tables:

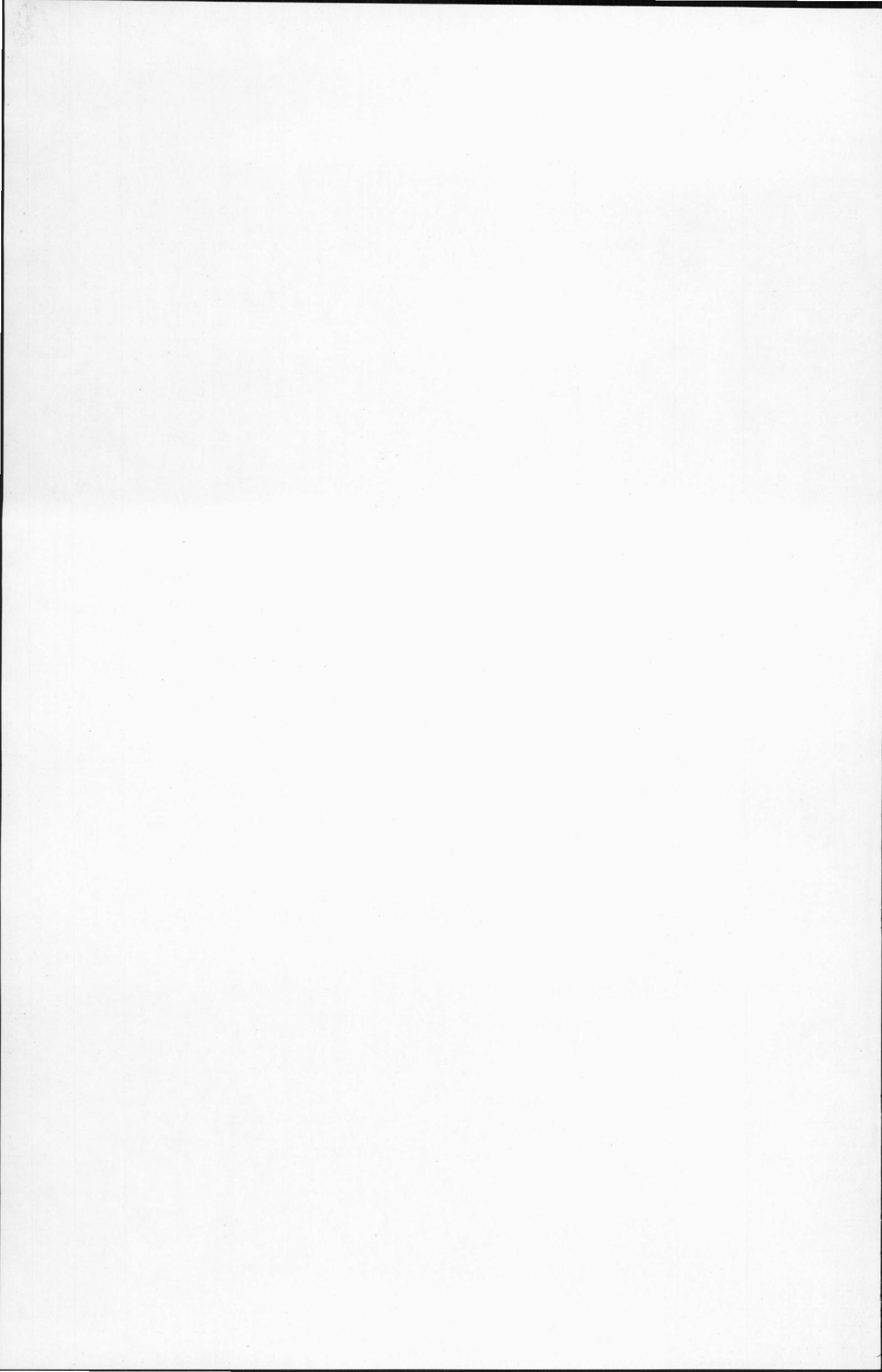
A. SUMMARY: BUILDING PERMITS GRANTED AND CONSTRUCTION OF NEW HOUSES, JUNE QUARTER, 1953.

AREA	Building Permits granted during Quarter.		Commenced during Quarter.		Completed during Quarter.		Under Construction at end of Quarter.	
	No.	Value (a) £'000	No.	Value (a) £'000	No.	Value (a) £'000	No.	Value (a) £'000
Hobart, City	51	167	51	125	69	210	206	662
Hobart Suburbs-								
Clarence (b)	138	344	110	284	79	193	362	966
Kingborough(b)	18	63	14	43	21	61	66	175
Glenorchy	58	155	58	147	67	171	281	683
Total Suburbs	214	562	182	474	167	425	709	1,824
<u>Total Hobart and Suburbs</u>	<u>265</u>	<u>729</u>	<u>233</u>	<u>599</u>	<u>236</u>	<u>635</u>	<u>915</u>	<u>2,486</u>
Launceston City	51	135	32	86	64	162	166	447
Launceston Suburbs(b) -								
Deaconsfield	8	20	5	34	12	26	40	127
Evindale	2	1	3	6	2	3	2	5
Lilydale	27	67	14	38	4	12	26	63
St. Leonards	17	38	13	27	15	33	67	164
Westbury	5	8	5	8	4	12	6	9
Total Suburbs	59	134	42	119	37	86	141	368
<u>Total Launceston and Suburbs</u>	<u>110</u>	<u>269</u>	<u>74</u>	<u>205</u>	<u>101</u>	<u>248</u>	<u>307</u>	<u>815</u>
All other Areas (c)	236	454	217	476	381	806	892	1,997
Total Tasmania (c)	611	1,452	524	1,280	718	1,689	2,114	5,298

(a) Value when completed

(b) Suburban areas only of these Municipalities

(c) Excluding building permit details for those Municipalities which do not require a permit to build.



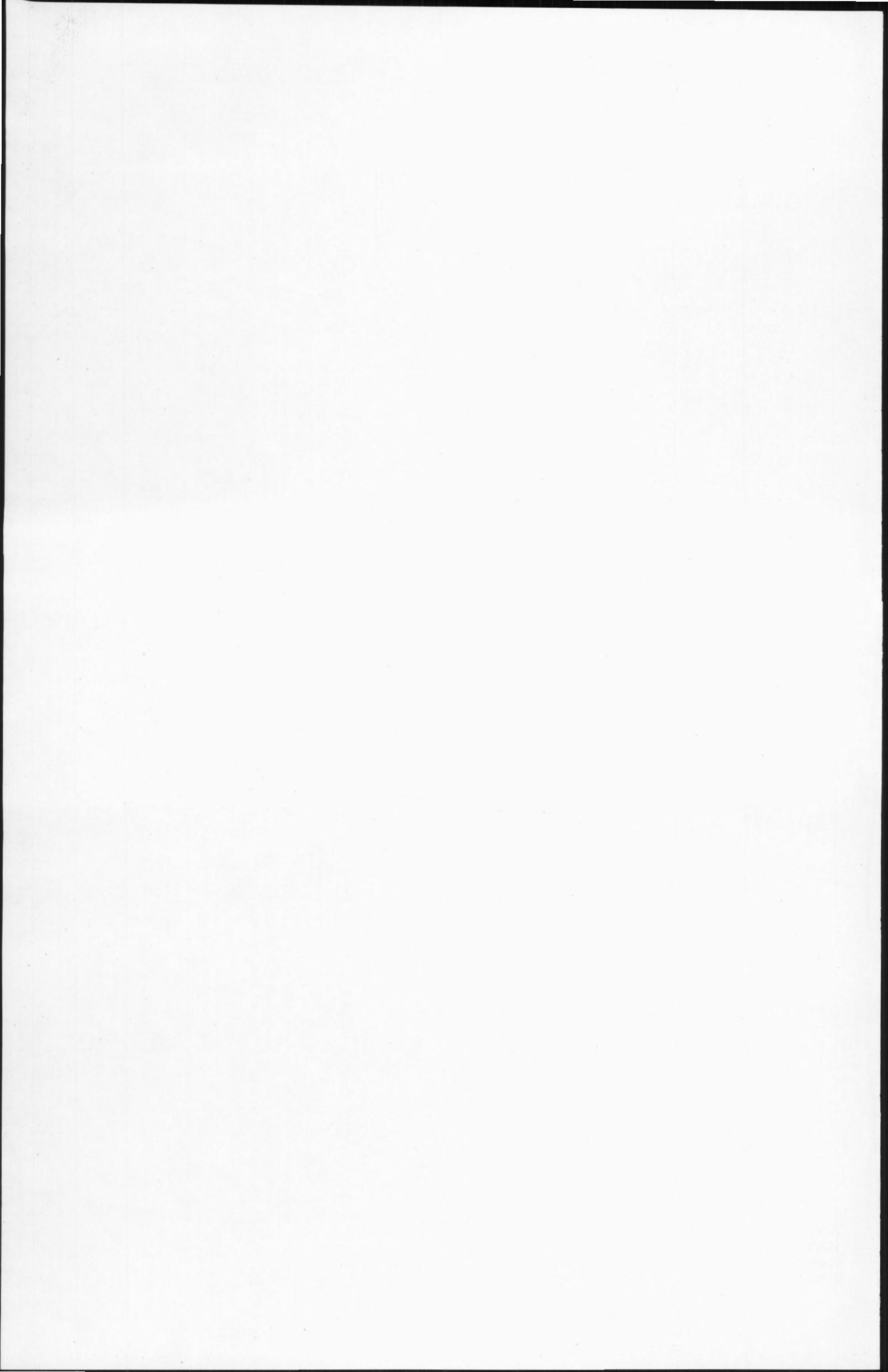
B. BUILDING PERMITS ISSUED AND CONSTRUCTION OF NEW HOUSES ACCORDING TO
STATISTICAL DIVISIONS & LOCAL GOVERNMENT AREAS - JUNE QR, 1953.

6.

(Including Owner-built Houses).

Statistical Divisions and Local Government Areas.	Building Per- mits granted during Qtr.		Commenced during Quarter.		Completed during Quarter		Under Construc- tion at end of Quarter.	
	No.	Value (a)	No.	Value(a)	No.	Value(a)	No.	Value(a)
		£'000		£'000		£'000		£'000
<u>URBAN DIVISION</u>								
Hobart, City	51	167	51	125	69	210	206	662
" Suburbs	214	562	182	474	167	425	709	1,824
Launceston, City	51	135	32	86	64	162	166	447
" Suburbs	59	134	42	119	37	86	141	368
Total Urban Division	375	998	307	804	337	883	1,222	3,301
<u>NORTH-WESTERN DIVISION</u>								
Burnie	20	50	16	42	31	78	86	190
Circular Head	14	29	12	28	19	48	26	61
Deloraine	10	19	2	4	11	24	13	36
Devonport	18	43	16	36	41	79	114	259
Kentish	3	4	1	1	2	2	10	19
King Island	7	16	2	4	17	46	1	2
Latrobe	5	6	7	16	13	19	14	29
Penguin	10	14	8	16	8	14	18	39
Ulverstone	6	12	12	22	21	43	39	67
Wynyard	12	25	6	10	14	31	31	57
Total North-Western Div.	105	218	82	179	177	384	352	759
<u>NORTH-EASTERN DIVISION</u>								
Beaconsfield (b)	15	30	14	20	18	32	53	98
Fingal	8	6	7	8	10	16	15	32
Flinders	2	5	1	3	3	8	6	19
George Town	6	10	12	57	54	134	40	142
Lilydale (b)	2	3	2	4	1	3	5	9
Portland	1	1	2	5	6	11	9	28
Ringarooma	5	11	-	-	-	-	1	2
Scottsdale	4	4	4	14	3	9	15	45
Total North-Eastern Div.	43	70	42	111	95	213	144	375
<u>NORTH-MIDLAND DIVISION</u>								
Evandale (b)	1	5	3	5	3	6	10	20
Longford	12	25	6	13	5	7	20	44
St. Leonards (b)	2	5	1	3	2	5	32	69
Westbury (b)	4	7	2	7	3	4	15	34
Total North-Midland Div.	19	42	12	28	13	22	77	167
<u>MIDLAND DIVISION</u>								
Bothwell	-	-	-	-	-	-	1	2
Campbell Town	1	2	1	2	1	3	6	12
Hamilton	3	5	2	4	3	7	9	35
Oatlands	3	8	2	6	4	15	3	9
Ross	-	-	5	13	1	2	4	11
Total Midland Division	7	15	10	25	9	27	23	69
<u>SOUTH-EASTERN DIVISION</u>								
Brighton (c)	-	-	-	-	-	-	-	-
Clarence (b)	22	51	29	58	30	67	76	180
Glamorgan	3	5	3	6	1	2	7	16
Green Ponds (c)	-	-	-	-	-	-	-	-
Richmond (c)	-	-	-	-	-	-	1	2
Sorell	7	5	9	10	7	9	22	31
Spring Bay	10	11	4	5	4	5	7	10
Total South-Eastern Div.	42	72	45	79	42	83	113	239
<u>SOUTHERN DIVISION</u>								
Bruny	-	-	-	-	-	-	3	6
Esperance	-	-	1	1	2	3	4	7
Huon	3	6	1	2	3	4	9	15
Kingborough (b)	5	12	8	12	13	18	25	45
New Norfolk	8	13	5	12	22	43	46	96
Port Cygnet	2	4	2	4	2	3	2	4
Tasman	1	1	-	-	1	2	2	3
Total Southern Division	19	36	17	31	43	73	91	176
<u>WESTERN DIVISION</u>								
Queenstown	1	1	-	-	-	-	12	30
Strahan	-	-	-	-	-	-	-	-
Zeehan	-	-	9	23	2	4	80	182
Total Western Division	1	1	9	23	2	4	92	212
Total Country Divisions	236	454	217	476	381	806	892	1,997
TOTAL TASMANIA (d)	611	1,452	524	1,280	718	1,689	2,114	5,298

(a) Value when completed. (b) Country sections only of these Municipalities;
(c) Building permits not issued in these municipalities. (d) Excludes building permit



NEW BUILDINGS (OTHER THAN HOUSES).

Note: Values quoted exclude the cost of land on which buildings are erected.

The value of new buildings (other than houses) completed during June quarter 1953 was £914,000 compared with £772,000 during March quarter 1953 and £549,000 during June quarter 1952. Ten new factories valued at £198,000 were completed during the quarter.

During the June quarter 1953 the value of new buildings (other than houses) commenced was £353,000 compared with £315,000 in March quarter 1953 and £1,263,000 in the corresponding period in 1952. Construction of three new factories valued at £88,000 was commenced during June quarter 1953.

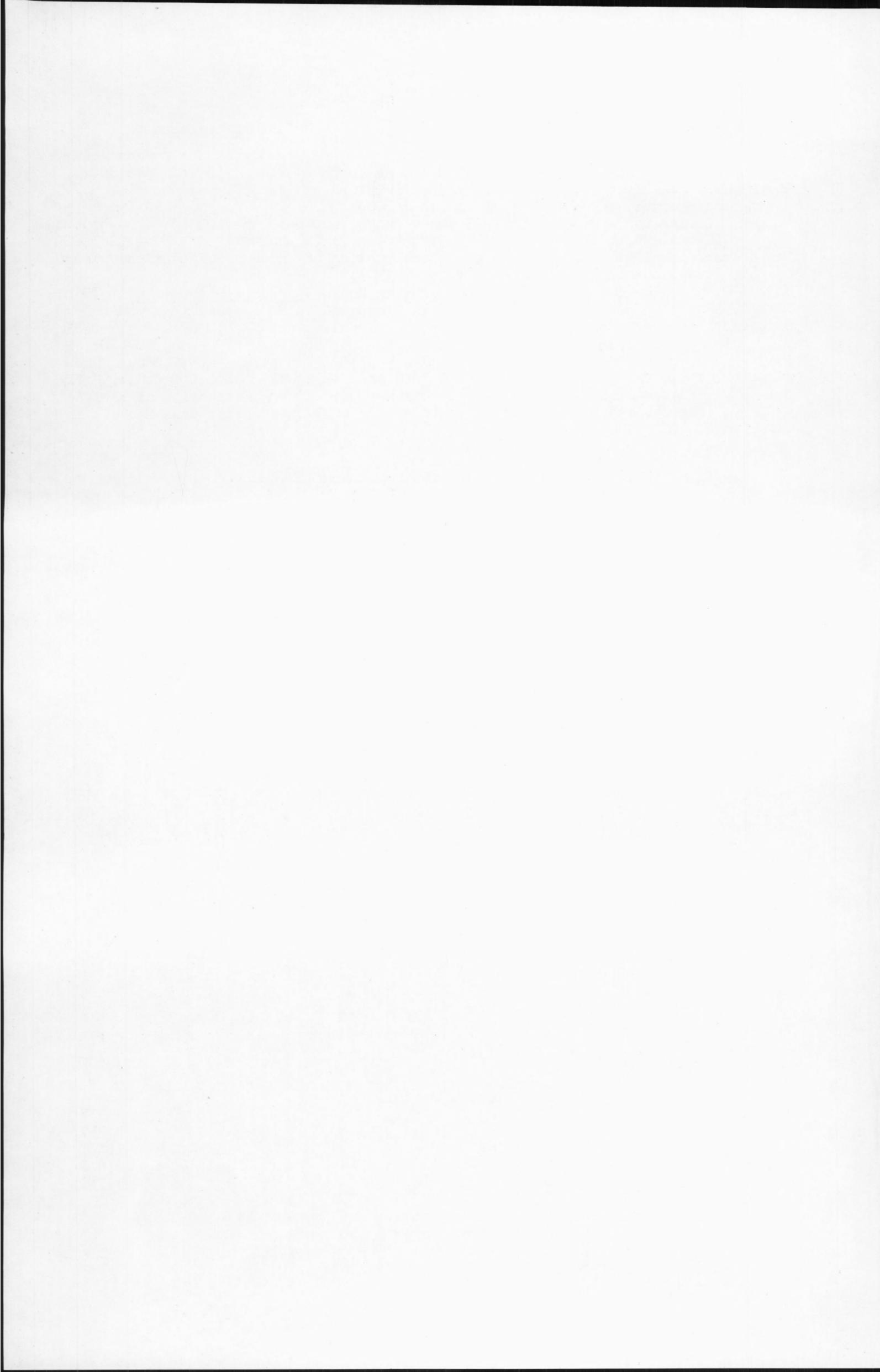
The value of new buildings (other than houses) under construction at 30th June 1953 was £5,196,000 which is the lowest recorded value of buildings under construction since 30th June 1951. Comparative values as at 30th June in preceding years are as follows:- 1952 - £6,550,000; 1951 - £5,088,000; 1950 - £3,338,000; 1949 - £2,070,000; 1948 - £1,404,000; 1947 - £957,000; and 1946 - £337,000. The value of factories under construction at 30th June 1953 was £1,816,000 or 34.9% of the total value of all buildings (other than houses) under construction at that date.

Progress made in the construction of new buildings (other than houses) is shown on the following tables:-

VALUE OF NEW BUILDINGS (OTHER THAN HOUSES).

PERIOD	Flats	Shops with Dwelling	Shops Without Dwelling	Hotels, Guest Houses	Factories etc.	Other New Bldgs.	Total New Bldgs.
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
COMMENCED DURING PERIOD.							
1945-46 (a)	-	-	-	-	-	-	-
1946-47	10	12	39	41	458	304	864
1947-48	25	26	40	57	311	545	1,004
1948-49	43	36	38	229	454	634	1,434
1949-50	24	36	64	97	899	1,420	2,540
1950-51	27	60	123	130	465	2,058	2,863
1951-52	29	52	103	332	955	1,882	3,353
1952-53	10	39	96	54	218	873	1,289
1952-53 Dec. Qr.	-	11	13	21	40	241	326
" " Mar. Qr.	-	6	48	-	59	202	315
" " Jun. Qr.	-	11	23	33	88	198	353
Total since 1/7/45	168	261	503	940	3,760	7,716	13,347
COMPLETED DURING PERIOD.							
1945-46	-	3	6	-	11	154	174
1946-47	17	9	12	4	51	187	280
1947-48	5	16	23	17	310	167	538
1948-49	29	30	32	107	334	286	818
1949-50	28	35	66	85	563	380	1,157
1950-51	28	70	74	26	701	778	1,677
1951-52	40	62	152	115	705	1,270	2,344
1952-53	36	56	84	370	516	2,013	3,075
1952-53 Dec. Qr.	11	7	28	121	103	246	516
" " Mar. Qr.	8	25	13	330	162	234	772
" " June Qr.	4	17	19	-	198	776	914
Total since 1/7/45	183	281	449	824	3,191	5,235	10,063
UNDER CONSTRUCTION.							
30th June 1946	8	10	6	8	125	180	337
" " 1947	5	16	30	43	533	330	957
" " 1948	24	27	48	81	738	486	1,404
" " 1949	33	29	66	211	860	871	2,070
" " 1950	32	35	62	169	1,222	1,818	3,338
" " 1951	35	51	113	392	1,329	3,168	5,088
" " 1952	32	55	54	601	1,832	3,976	6,550
30th Sept. 1952	29	59	45	582	1,923	3,574	6,212
31st Decr. 1952	18	70	31	439	1,956	3,710	6,224
31st Mar. 1953	10	51	67	168	1,867	3,619	5,782
30th June 1953	6	46	72	202	1,816	3,054	5,196

(a) Information not collected.



VALUE OF ALL BUILDINGS.

The value of all new building (including houses) completed in Tasmania during June quarter 1953 was £2,603,000 an increase of £108,000 compared with March quarter 1953, and £171,000 more than the June quarter 1952 figure of £2,432,000. New houses valued at £1,689,000 comprised 64.9% of the total value of completions during June quarter 1953.

The value of new buildings commenced during June quarter 1953 was £1,633,000 a decrease of £300,000 compared with March quarter 1952 and £1,152,000 less than June quarter 1952.

The value of new buildings under construction at 30th June, 1953, was £10,494,000 which is £887,000 less than at 31st March, 1953. The corresponding value at 30th June 1952 was £770,000.

In comparing these values due allowance should be made for any movement in building costs.

The following table summarises the value of all new buildings commenced, completed and under construction since 30th June, 1946.

VALUE (WHEN COMPLETED) OF ALL NEW BUILDINGS, TASMANIA.

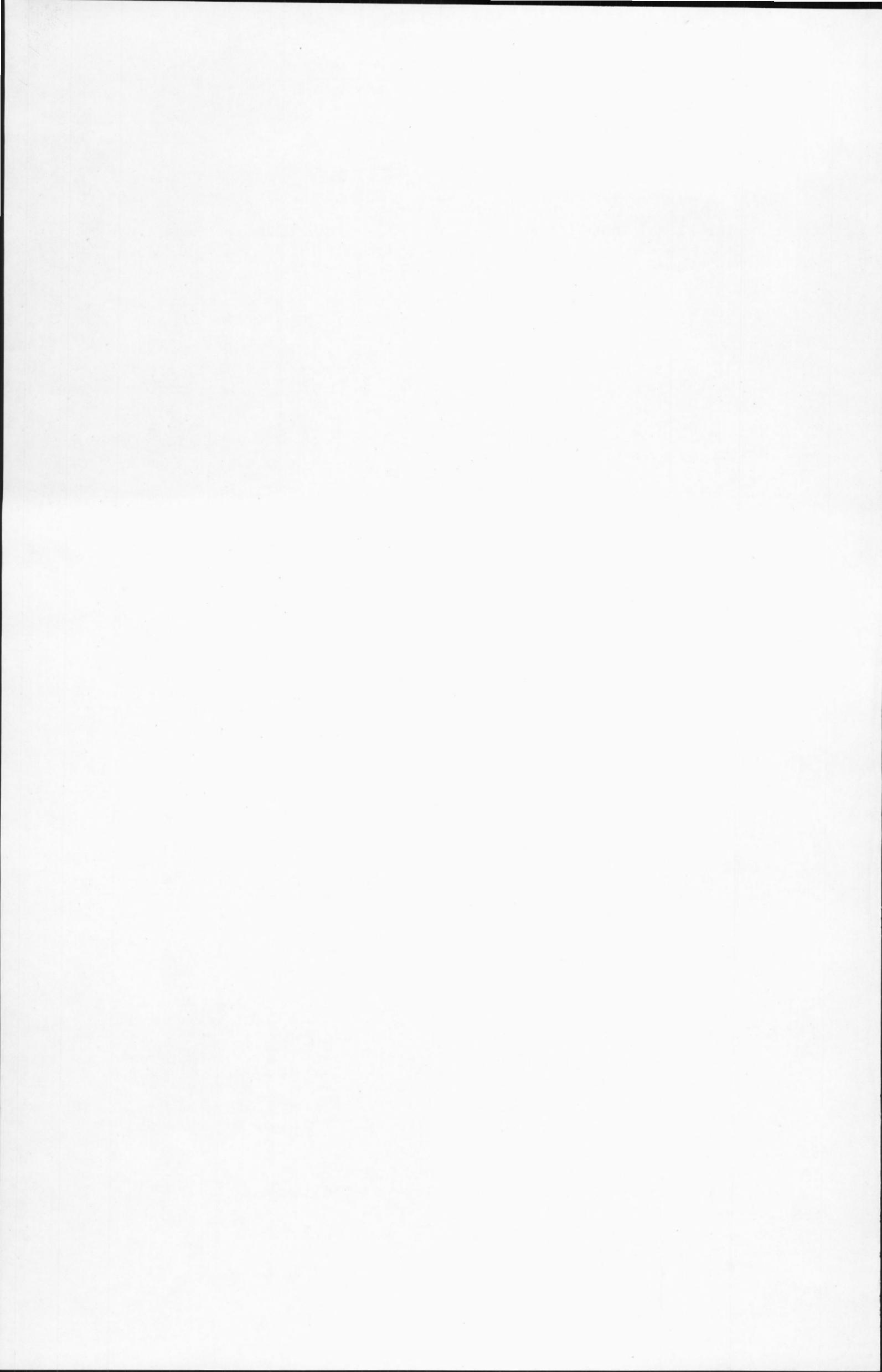
PERIOD	Commenced during Period.	Completed during Period.	Under Construct- ion at end of Period.
Year ended 30th June, 1946	(a)	627	1,403
" " " 1947	2,718	1,417	2,759
" " " 1948	3,607	2,279	4,146
" " " 1949	5,371	3,810	5,872
" " " 1950	8,379	5,342	8,990
" " " 1951	10,336	8,403	12,178
" " " 1952	11,104	10,511	13,770
" " " 1953	6,611	10,665	10,494
1951-52 June Quarter	2,785	2,432	13,770
1952-53 Sept. Quarter	1,604	2,867	12,924
Dec. Quarter	1,441	2,700	11,981
Mar. Quarter	1,933	2,495	11,381
June Quarter	1,633	2,603	10,494

(a) Not available.

6. VALUE OF WORK DONE ON NEW BUILDINGS.

The value of work done on new buildings has been calculated from data collected on builders' returns. According to the information recorded on the returns, the value of work done during June quarter 1953 on new buildings was £2,591,000 compared with £2,294,000 in March quarter 1953, £2,555,000 in December quarter 1952 and £2,822,000 in September quarter 1952. Of the June quarter 1953 total £1,745,000 or 67.3% represented value of work done in respect of houses, Hobart and Suburbs accounted for £1,154,000 or 44.5% of the total value, Launceston and Suburbs for £473,000 or 18.3% and the rest of the State for £964,000 or 37.2%.

For details of June quarter 1953 and comparative statements showing figures for each quarter since June 1951 see the following page:-



VALUE OF WORK DONE ON NEW BUILDINGS IN TASMANIA DURING
MARCH QUARTER 1953.

	Hobart			Launceston			Rest of State	Total Tas- mania	Percent- age of Total
	City	Sub- urbs	City & Suburbs	City	Sub- urbs	City & Suburbs			
	£'000	£'000	£'000	£'000	£'000	£'000			
Houses-Brick, Concrete etc(a)	100	107	207	62	67	129	172	508	19.6
Wood	64	462	526	160	41	201	463	1,190	45.9
Fibre-cement	2	3	5	-	4	4	35	44	1.7
Other	-	-	-	-	-	-	3	3	.1
Total Houses	166	572	738	222	112	334	673	1,745	67.3
Flats	1	-	1	1	-	1	-	2	.1
Shops with Dwells.	4	2	6	-	1	1	7	14	.6
Shops w/o Dwells.	1	-	1	14	-	14	9	24	.9
Hotels, Guest Houses etc.	5	-	5	3	-	3	5	13	.5
Factories	28	9	37	45	1	46	77	160	6.2
Other New Bldgs.	316	50	366	74	-	74	193	633	24.4
Total Other Bldgs.	355	61	416	137	2	139	291	846	32.7
Total New Bldgs.	521	633	1,154	359	114	473	964	2,591	100.0
Percentage of Total	20.1	24.4	44.5	13.9	4.4	18.3	37.2	100.0	-

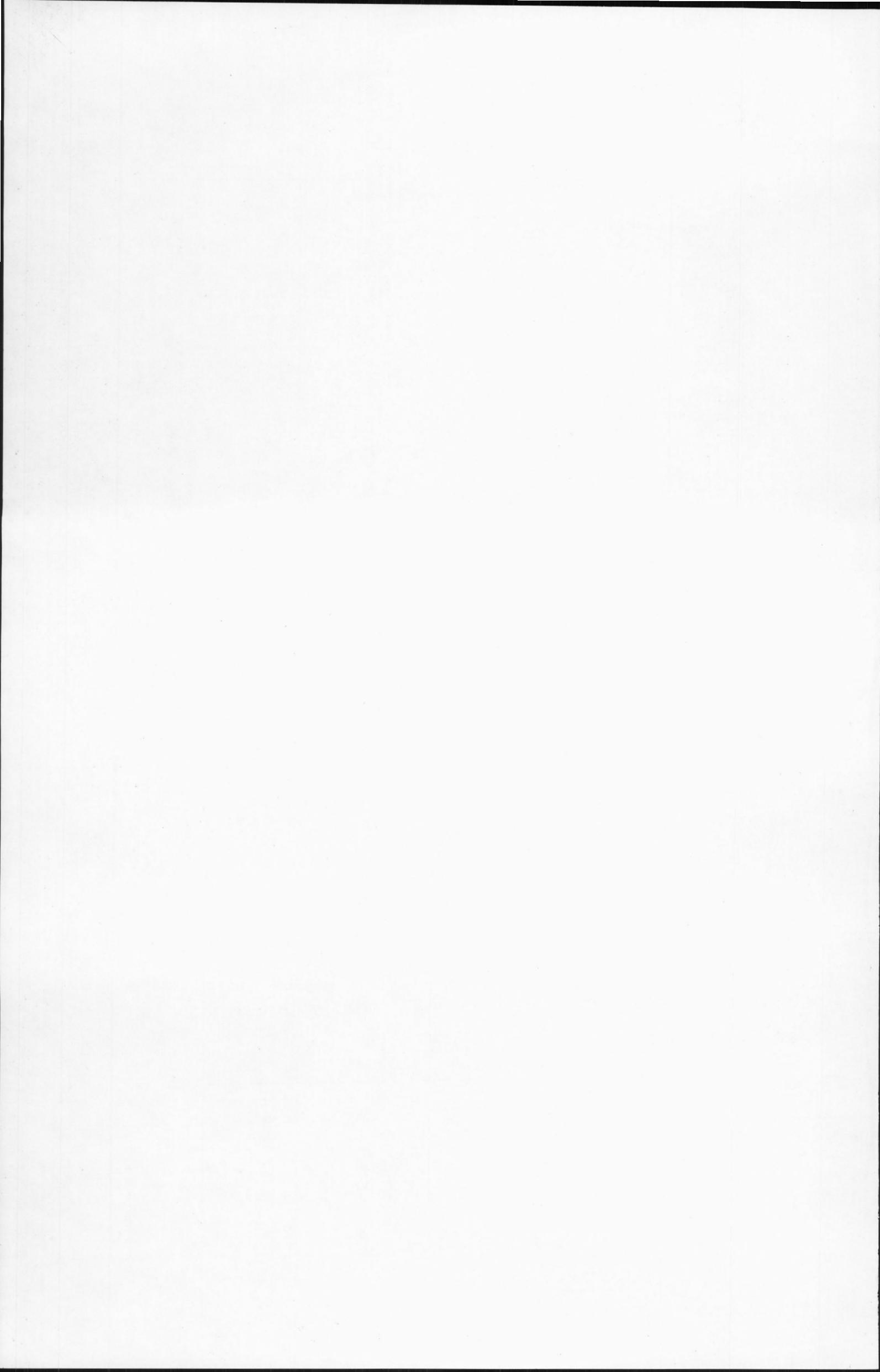
(a) Includes Veneers.

VALUE OF WORK DONE ON NEW BUILDINGS, TASMANIA -SUMMARY.

PERIOD.	(UNIT: £'000)							
	Hobart	Sub- urbs	City & Suburbs	Launceston	Sub- urbs	City & Suburbs	Rest of State	Total Tasmania
1951 June Qtr.	325	708	1,033	262	191	453	1,325	2,811
Sept. Qtr.	376	811	1,187	395	174	569	1,380	3,136
Dec. Qtr.	432	880	1,312	453	138	591	1,497	3,400
1952 Mar. Qtr.	334	585	919	369	137	506	1,221	2,646
June Qtr.	423	474	897	326	137	463	1,333	2,693
Sept. Qtr.	322	671	993	350	122	472	1,357	2,822
Dec. Qtr.	440	417	857	271	117	388	1,310	2,555
1953 Mar. Qtr.	409	457	866	191	85	276	1,152	2,294
" Jun. Qtr.	521	633	1,154	359	114	473	964	2,591

VALUE OF WORK DONE ON NEW BUILDINGS, TASMANIA -SUMMARY.

PERIOD	New Houses		Other New Buildings		All Buildings £'000
	£'000	%	£'000	%	
1951 Jun. Qtr.	2,240	79.7	571	20.3	2,811
Sep. Qtr.	2,122	67.7	1,014	32.3	3,136
Dec. Qtr.	2,422	71.2	978	28.8	3,400
1952 Mar. Qtr.	1,924	72.7	722	27.3	2,646
Jun. Qtr.	1,712	63.6	981	36.4	2,693
Sep. Qtr.	2,001	70.9	821	29.1	2,822
Dec. Qtr.	1,678	65.7	877	34.3	2,555
1953 Mar. Qtr.	1,624	70.8	670	29.2	2,294
" Jun. Qtr.	1,745	67.3	846	32.7	2,591



7. PERSONS WORKING ON NEW BUILDINGS.

Note: The figures quoted below include estimates for persons working on owner-built houses, but exclude principals and their employees engaged solely on alterations and additions.

There were 5,930 persons including 1,377 working principals engaged on the construction of new buildings at 30th June 1953. Of these 2,994 were carpenters by trade, 396 bricklayers and 1,133 builders' labourers.

The number of persons engaged at 30th June each year is as follows:- 1946 - 2,514; 1947 - 3,639; 1948 - 4,296; 1949 - 5,570; 1950 - 6,430; 1951 - 7,520; 1952 - 6,017; and 1953 - 5,930. Of the latter number 4,399 were working on private contract jobs, 750 on owner built houses and 781 on Government day labour projects. The returns indicate that 2,786 were working on new houses, 1,761 on other new buildings, 606 on alterations and additions to houses, 409 on alterations and additions to other buildings and 368 on repair and maintenance works.

Details of the number of workers classified according to type of occupation at 30th June, 1946 and later dates are as follows:-

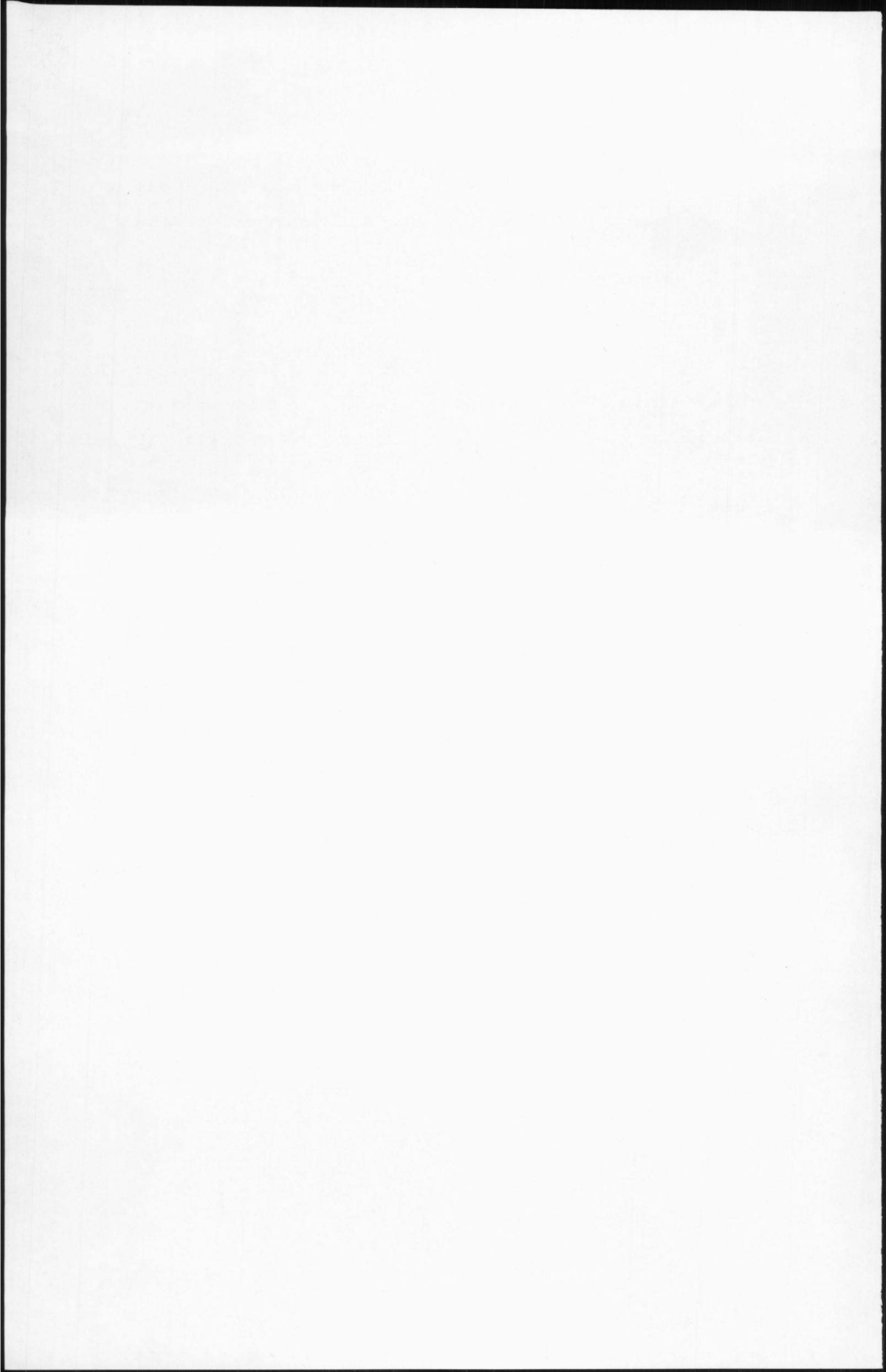
WORKERS (a) ENGAGED ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS IN TASMANIA.

OCCUPATION	30th June							31st Mar.	30th.June
	1946	1947	1948	1949	1950	1951	1952		
Carpenters	1,083	1,750	2,048	2,699	3,152	3,605	2,933	2,879	2,994
Bricklayers	217	257	284	370	402	536	429	418	396
Painters	207	214	248	288	360	467	379	381	400
Electricians	79	123	137	161	208	226	170	186	190
Plumbers	140	150	206	238	266	312	270	247	261
Builders' Labourers	466	721	770	1,172	1,303	1,603	1,313	1,333	1,133
Others	322	424	603	642	739	771	523	510	556
<u>Total Workers</u>	<u>2,514</u>	<u>3,639</u>	<u>4,296</u>	<u>5,570</u>	<u>6,430</u>	<u>7,520</u>	<u>6,017</u>	<u>5,954</u>	<u>5,930</u>

OCCUPATIONAL STATUS.

Contractors (a)	330	578	716	913	1,159	1,153	1,000	872	810
Sub-Contractors (a)	232	297	375	421	506	675	469	600	567
Wage Earners	1,952	2,764	3,205	4,236	4,765	5,692	4,548	4,482	4,553

(a) Actually working on jobs.



8. DEFINITIONS OF TERMS USED.

Owner-Builder: For the purpose of this Bulletin, an owner-builder is a person who is actually building his own house or is having his house built under his own direction without the services of a Contractor.

Commenced: A building is regarded as having been commenced when work on foundations has begun. Owing to the difficulty of defining the exact point that this represents in building operations, it is probable that interpretations placed upon it by informants are not entirely uniform.

Completed: A building is regarded as having been completed when the builder has fulfilled the terms of the contract. As with commencements, the interpretations placed upon this definition may vary.

Under Construction: A building remaining uncompleted at the end of a period is regarded as being under construction regardless of whether construction was actively proceeding on that particular date.

Employment: The figures of employment relate to persons actually working on new buildings on a specified day. They include working principals, employees, men working as, or for, sub-contractors and men temporarily laid off on account of weather. In addition, they include some employees engaged on alterations, additions, renovations or repairs to buildings when these jobs are undertaken by a contractor who builds new buildings. The figures include estimates for persons working on owner-built houses.

Values: All values shown exclude the value of land and represent the estimated value of buildings on completion.

All figures in this Bulletin relate to the operations of private contractors, Government Authorities and owner-builders.

Figures relate only to the operations of persons who build new buildings.

Alterations, additions, renovations and repairs to buildings are excluded, because of the difficulty in obtaining complete lists of persons who engage in these operations.

Figures for houses exclude converted military huts, flats, and shop dwellings. Some houses built on farms are excluded but these do not affect the figures materially.

J. C. STEPHEN,
Deputy Commonwealth Statistician.

Commonwealth Bureau of Census,
and Statistics,
T. & G. Building,
H.Q.B.A.R.T.

Wednesday, 3rd. September, 1953.

